

Historic District Commission

July 21, 2011

Minutes

1 Attending: Helen Rowe, Jamie Ramsay (Chair), Tracy Veillette,
2 Dick Kimball (voting for Jim Emmonds), Sue Clark, Doug Chabinsky (voting for Katy
3 Kennedy), Bruce Fraser, Neil Brenner,
4

5 Meeting Called to order @ 7:15.
6

7 Old Business: 7 Church St. – Lee Harrington: fencing Details. This is combined with the
8 current application for the carriage house, see below.
9

10 New Business:
11

12 166 Amherst St. – J. Sickler presenting; addition to residence:

13 Remove the shed roof on a 3 car garage and extend the house over the 3 garages. Dick
14 Kimball states that on the site walk this addition conformed to the Historic Districts' rules
15 & regulations. On the second story of the gable end there will be a double window, the
16 plans show a single window.

17 Findings: Residence is in historic district, it is a non-conforming property, was built in
18 1996, visibility is minimal to non-existing. No abutting neighbors have a view of this
19 property, material was allowed to be vinyl siding on the house because of the distance
20 from the road and abutters, siding and windows will be the same size and color as the
21 house.

22 Dick makes a motion to approve this application as submitted, seconded by Neil, all in
23 favor. Motion passes.
24

25 7 Church St. – Lee Harrington; Carriage shed renovations Jamie steps down Helen is
26 placed in the chair position, this topic is combined with the fencing application, which
27 was brought before the commission last month, it was tabled awaiting details. Fencing:
28 Fencing was approved in the fall pending gate position and arbor. The fence will match
29 the church fence; the arbor will be close to the road side. It will be stained white and
30 basically will close in the side yard.

31 Findings; fence conforms to the commission standings, it is a non-conforming property
32 within the historic district, high visibility, consistent in size and scale with the house,
33 Doug makes a motion to approve the fencing as per the plans submitted, gate and the
34 arbor is all wood, seconded by Dick Kimball. All in favor, no opposed, no abstentions.
35 Motion passes.
36

37 Carriage shed: has been there since at least 1910. This structure survived when the fire
38 the destroyed the house. The Carriage shed was raised and a foundation and floor was put
39 in. Jamie distributes the 3 pictures with application. This building has sat for a number of
40 years and has been neglected. The window at the gable end is original and will be
41 repaired. A building application has been submitted to refurbish this structure, 2 garage
42 doors will be removed and a single door will be installed on the north end. The placement
43 of the door is consistent with other structures within the village; it will be off center, off
44 to the side. The style door is vertical slats, no arch opening, square garage door, keeping
45 the sliding door and the passage door on the south side of the house, will have vertical

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siding, they are hoping to save enough siding to patch the doors that are to be removed. Siding is tongue and grove, all boards are tapered. Proposing to put in 2 barn sashes, 2'x2', visibility will be very low. The shed has been very well preserved. Dick asks if Mr. Harrington if he has discussed the windows with the abutters. The abutters were notified by certified mail as to the renovations in general. Neil asks about the building height. The original barn was below road grade on Jailhouse Rd. Jamie states the actual height of the building has been raised minimally and changed the pitch of the grade so that the water will not run down Jailhouse and into the barn. Having raised the shed a tiny bit it is keeping with the house, the shed is 22 feet high. Helen asks if there will be grading around the shed, Jamie states that they have to be 19 inches from grade to meet code.

Dick states that this is an approval after the fact.

Findings: it is historic building, within the district although it is not on the registry, It is part of the original building. #65 the house on the registry, undesignated property, it was destroyed by fire, renovation are consistent in size and scale with the property, visibility is moderate, the changes proposed are consistent with the rule and regulations of the Historic District, rather than demolish it the owners have chosen to repair and renovate it, it is being raised by 1ft 4 inches, the garage door is not shown but will have vertical slats and no lights. The garage doors being placed off center is consistent with the date of the structure.

Dick makes a motion to approve the application as submitted with the addition of the 2 barn windows (submitted after the fact size 2x2). The barn sashes are to be all wood.

Motion is seconded by Doug, all in favor, no opposition, motion passes.

Helen steps down as Chair, Jamie retakes Chair.

4 Main St. – Richard Hall, tree removal.

This is the second time this topic has been brought before the commission. Mr. Hall states that this tree has done more damage to the patio and the roof. It is a healthy tree; his concern is that the tree is in close proximity to the house and it has created moss in the roof, which has been replaced in this past week. His concern is the impact it will have on the house in a storm, the roof on 3 sides that are impacted by this tree his objective is to preserve the house. Doug asks if Mr. Hall has had an arborist look at the tree to see if some pruning can be done. Yes and their opinion is that it is the shear elevation of the tree that causes the moss, This pruning will also have an impact on the trees health.

However it will not do anything for the proximity of the tree and the dwelling. Jamie asks about the dormer and states that it is a fairly new addition to the house and with the rain run off from the addition may be causing the deterioration of the roof. Mr. Hall respects the need of the arborist. Jamie states that they are well familiar of the changes to the house and this will be a significant change. This is going to be permanent and they can't take it lightly. Neil asks about Mr. Halls schedule for this. He can wait; he has waited 18 months to reappear. Sue asks about a date of the tree. Mr. Hall states that it is between 60 and 75 years old. Dick states that technicality they cannot pass judgment as to imminent risk. It is not diseased and is not dying. Doug states that the tree was not planted when the house was built, this is not a 200 yr old tree. Any arborist would not recommend planting a tree this close to a house. Helen asked if an arborist gave him any idea of the

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91 life span of this tree. Mr. Hall did not ask the arborist about the life span. Dick states that
92 this is not a decision that the HDC can make. Mr. Hall states that he is very willing to
93 contact Perry. Neil reads the "Tree" section of the procedure. Jamie asks if Mr. Hall
94 would be willing to table this until the August Historic District meeting. Mr. Hall will
95 contact Perry and some one from the Commission and maybe an arborist for a meeting.
96 Discussion follows.

97
98 Approval of minutes

99 Jamie makes a motion to approve the May minutes, Doug seconds, motion is approved.

100 Jamie makes a motion to approve the June minutes, Tracy seconds, motion approved

101
102 Removal of two trees at 18 Jones Rd.: (Helen steps down) there are 2 trees in the back
103 yard It is Perry's recommendation that they be removed as they are dying. They are not
104 within the HDC jurisdiction as they are behind the house.

105
106 Brian Handreck emailed Jamie about a walking path from the parking area to the house.
107 He would like to re-do it and asks if it should be brought before the commission. The
108 commission would like to review this.

109
110 Motion to adjourn made by Jamie, 2nd by Tracy, adjourned at 8:35.

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